CITY OF ST. LOUIS
PLANNING & URBAN DESIGN AGENCY
CULTURAL RESOURCES OFFICE
LYDA KREWSON, Mayor

CULTURAL RESOURCES OFFICE
PRESERVATION BOARD
REGULAR MEETING
MONDAY APRIL 22ND, 2019 — 4:00 P.M.
1520 MARKET ST. #2000, ST. LOUIS, MO. 63103
www.stlouis-mo.gov/cultural-resources

Approval of February 2019 Minutes.

SPECIAL AGENDA ITEM
Director's Report

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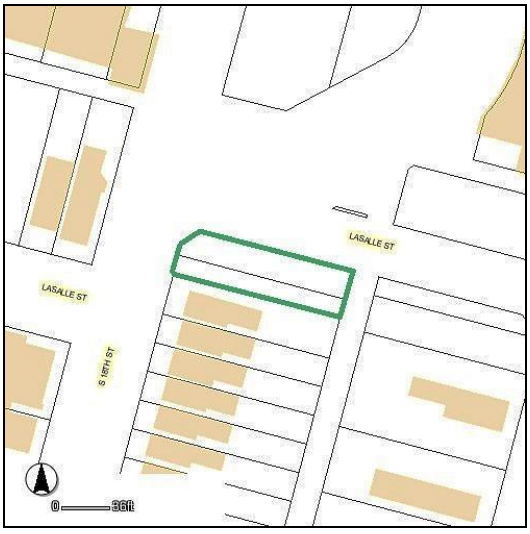
CITY OF ST. LOUIS
PLANNING & URBAN DESIGN AGENCY
CULTURAL RESOURCES OFFICE
LYDA KREWSON, Mayor

A.

DATE:	April 22, 2019
ADDRESS:	1022 S. 18th Street
ITEM:	Preliminary Review: Construction of a single-family house
JURISDICTION:	Lafayette Square Local Historic District — Ward 6
STAFF:	Jan Cameron, Cultural Resources Office

1022 S. 18th STREET



OWNER/APPLICANT

Diversified Real Estate Group

John Muller

RECOMMENDATION:

That the Preservation Board grant preliminary approval to the proposed new construction with the condition that a number of details be revised to more closely follow the Historic Model Example; and that the glass area of the rear elevation be screened with an appropriate 2-story porch.

THE PROPOSAL:

The applicant proposes to construct a single-family house on a vacant lot in the Lafayette Square Local Historic District. All new construction in the Lafayette Square Local Historic District is reviewed per the district's standards. The building is located at the north end of Harris Row, which is a City Landmark. Therefore, the project has been carefully considered to ensure a proper design relationship between the new construction and the Landmark.

RELEVANT LEGISLATION:

Excerpt from Lafayette Square Historic District Ordinance #69112:
ARTICLE 3: NEW CONSTRUCTION AND ADDITIONS TO HISTORIC BUILDINGS
303 NEW RESIDENTIAL CONSTRUCTION BASED ON AN HISTORIC MODEL EXAMPLE
303.1 Historic Model Example
In order to be consistent with the historic character of the district, each new residential building shall be based on an Historic Model Example (HME). This is understood to be one specific historic building and the design for a new building cannot draw upon elements from several buildings. The HME selected should be located in close proximity to the site of the new construction and represent a common property type. The property owner shall obtain concurrence from the Cultural Resources Office that the HME is appropriate for the site.

The applicant is proposing to use a HME that is located at 920 Lami Street.

303.2 Site Planning

A] Alignment and Setback

1) New construction and additions shall have primary façades parallel to such façades of adjacent buildings and have the same setback from the street curb.

2) In the event that new construction or addition is to be located between two existing buildings with different alignments to the street or with different setbacks, or in the event that there are no adjacent buildings, then the building alignment and setback that is more prevalent within the block front, or an adjacent block front, shall be used.

3) New residential buildings in an area with no existing historic buildings shall have a common alignment based on the historic pattern of that block front or an adjacent block front.

4) The existing grades of a site may not be altered beyond minor grading to affect water runoff.

5) The setback requirements are not intended to disallow construction of alley or carriage house type new construction.

6) Ancillary buildings shall be placed to be the least visible from public streets.

7) There shall be a sidewalk along all public streets. The sidewalk shall align with adjacent sidewalks in terms of distance from the curb. New and refurbished public sidewalks must be a minimum of 4 feet wide where possible and have a cross slope that provides an accessible route.

8) No new curb cuts for vehicles shall be allowed. Abandoned curb cuts will not be reutilized. Curb cuts for pedestrians at street intersections, mid-block crossings, passenger drop-off and loading zones, and similar locations shall be allowed.

The site plan meets the standards for alignment. The proposed setback is recessed 1 foot from the building line on S. 18th Street. The house's siting 10 feet distant from the adjacent property at 1020 S. 18th makes this difference negligible.

303.3 Massing and Scale

A] The massing of new construction shall be based on that of the HME selected to be comparable to that of the adjacent buildings or to the common overall building mass within the block front. This massing is typically relatively tall, narrow, and deep.

The proposed design is with a medium-pitched side gable roof at the front with a rear section under a flat roof. The front roof is similar to the HME but lacks its Baltimore chimneys and small center dormer

B] The HME and new building shall have a foundation raised above grade as a means to maintain compatibility in overall height with adjacent historic buildings.

There is a slight change in grade due to the slope of 18th Street, so 1022 will be slightly lower than the adjacent buildings of Harris Row. Its foundation height appears to follow that of the HME but is further out-of-grade than the neighboring houses.

C] The HME and new building shall appear to be the same number of stories as other buildings within the block front. Interior floor levels of new construction shall appear to be at levels similar to those of adjacent buildings.

Partly complies. While the design has two stories, floor levels do not appear to align with adjacent properties.

D] The height of the HME and new construction shall be within two feet above or below that the average height within the block. Building height shall be measured at the center of a

building from the ground to the parapet or cornice on a flat roof building, to the façade cornice on a Mansard roofed building, or to the roof eave on a building with a sloping roof.

Complies. However, the uniformity of Harris Row emphasizes the proposed design's deviation in scale, height, and the proportions of individual elements.

E] The floor-to-ceiling height of the first floor of HME and new construction shall be a minimum ten feet, and the second floor floor-to-ceiling height shall be a minimum of nine feet.

Complies.

303.4 Proportions and Solid to Void Ratio

A] The proportions of the HME and new construction shall be comparable to those of the HME and adjacent buildings. The proportional heights and widths of windows and doors must match those of the HME, which should be 1:2 or 1:3, the height being at least twice the width, on the primary façades.

Complies. Windows, entry and building height are comparable to those of the submitted HME.

B] The total area of windows and doors in the primary facade of new construction shall be within 10 percent of that of the HME.

Complies.

C] The proportions of smaller elements, including cornices and their constituent components, of the HME will be replicated in the new construction.

Complies.

303.5 Exterior Materials and Color

A] Exposed foundations must be scored or cast to simulate load-bearing masonry mortar joints, or be faced with stone laid in a load-bearing pattern.

Complies. The front foundation will be simulated limestone with mortar joints.

B] As in the HME, there shall be a differentiation in all façades near the level of the first floor that defines the foundation as a base. The wall materials and /or the detailing at the base shall be distinct from that of the rest of that façade.

Complies.

C] The exterior wall materials of HMEs are a combination of stone and brick or all brick. Typically the primary façade material is different from the single material used for the side and rear walls.

Partly complies. Although the front elevation of the HME is brick, the owners would like to have a stucco front, in keeping with Harris Row. The stucco will be keyed-in on both side elevations. All other exterior walls of the house will be brick.

The foundation veneer and cornice return 5 feet on both side facades. The remainder of the foundation will be exposed concrete. It should be noted that because of the 10-foot distance between the proposed building and the adjacent house, the south façade will also be visible.

D] The materials of the primary façade of new construction shall replicate the stone or brick of the HME.

1) A stone façade shall use the stone of the HME. It shall have smoothly dressed stone cut into blocks with the same proportion as that of the HME, be laid with the same pattern, and have the same dimension of mortar joints. The stone façade shall have the same depth of return on the secondary façades as the HME.

The HME has a brick front. While its details will be duplicated in the new construction the owners would prefer a stucco or stone appearance.

2) The use of scored stucco and cementitious materials to replicate the stone of the façade of the HME is permitted. As for stone façades, the return at the secondary façades shall replicate that of the HME.

(a) Brick shall replicate that of the HME as a pressed face brick with a smooth finish and a dark red color with only minor variations in color. Brick shall have these dimensions, 2 2/3" x 8" x 4", or be based on an HME. No brick façade will display re-used brick of varying colors and shades.

(b) Brick will be laid as in the HME, generally in a running bond, and its mortar joints will replicate, by type of façade, that of the HME in color, or be dark red or gray.

(c) Ornamental brick, stone or replica stone lintels, cornices, sills and decorative bands or panels shall be based on the HME. Window sills on brick primary façades shall be stone or pre-cast replica stone, based on the HME.

Partly complies. Brick will be used on side and rear walls. Windows on side elevations, however, are shown with flat soldier arches and rowlock sills, which do not follow the HME.

E] The HME shall determine the choice of the material used on the secondary and rear façades of a new residential building. Typically, common brick side and rear walls were combined with a face brick or stone street façade. Materials permitted for use on secondary and rear

façades, therefore, shall be brick of suitable color, texture, and bond, and be pointed with mortar appropriate in color, texture and joint profile.

All exterior walls will be brick.

F] Siding of vinyl, aluminum, fiber cement, or wood of any type, style, or color is prohibited on any façade because of the requirement for an HME for new residential construction**.**

None of these materials are proposed.

G] The materials identified above may be combined with modern construction techniques in the following ways:

1) The appearance of stone on a raised foundation may be created using stone veneer, parging with joint lines to replicate a load-bearing masonry pattern, or poured concrete that has the pattern of load-bearing masonry.

2) Brick, stone, and stucco scored to appear as stone may be installed as a veneer on exterior walls.

The proposed house will be wood-framed with brick installed as a veneer.

303.6 Windows

A] Windows in the HME and their sash will be the model for windows in new residential construction. The size and location of window openings in the HME will be replicated on the primary façade.

B] The profiles of the window framing elements – i.e. frames, sills, heads, jambs, and brick molds – will match the dimensions and positions of those in the HME.

C] Window Sash

1) Window sash shall match that of the HME in terms of operation, configuration (number of lights), and dimensions of all elements. The method of a window's operation may be modified on the interior in a way that does not change the exterior appearance and provides for accessibility.

D] Materials

1) Wood windows manufactured to match the characteristics of the HME are preferred on the primary façade. Any window sash that must be replaced in non-historic residential buildings constructed under these standards, or previous ones, shall meet these standards.

2) Factory-painted, metal clad wood and composite or fiberglass windows are acceptable for the primary façade if they meet the above requirements and are acceptable for secondary and rear façades.

3) Vinyl sash is prohibited.

4) All glazing will be non-reflective glass.

5) Windows may have double-glazed, low-solar-gain, Low-E glazing sash; tinted Low-E glazing is not permitted.

Partly complies. The openings originally proposed have been reduced in scale to more closely follow the HME, and placed in bays on the north elevation. However, the north elevation does not follow the HME, which has paired windows on three floors and a rear wing of more closely set window bays.

The windows to be used on the front façade show arched heads, following the HME. Windows for side elevation will have flat heads under soldier arches.

F] Windows in secondary and rear façades that do not face the street should have the proportions and size based on the HME. The operation of the window sash and material is not regulated, other than not being vinyl.

Does not comply. The rear elevation is entirely exposed to street view and here a number of large openings are proposed at both the first and second stories. They are contemporary in size and arrangement and are not based upon the HME.

G] Bathroom windows in private secondary and rear façades may have frosted glass. Historical examples include glue chip and machine textured glass.

H] Storm Windows and screens, as on historic buildings, are allowed on the interior of primary public façade windows and on the exterior and interior of other façade windows. Other stipulations in Sections 203.1(D) and 203.2(D) apply here as well.

The windows will comply with material standards.

303.7 Doors

A] Doors on the primary and secondary street façades must be based on the HME and meet these requirements:

1) Be a minimum of 7 feet in height.

2) If the front entry door of the HME is set back from the façade, new construction must replicate this condition and replicate any panel reveals of the HME.

3) All entry doors on street façades must have a transom, transom bar and transom sash, based on the HME.

4) Slight modifications to the entrance design of the HME may be acceptable to provide 32-inch-wide openings, flush thresholds, and the use of swing clear hinges.

Partly complies. The doorway height is appropriate. However, details of the entry have not been submitted; the elevation shows no transom bar or paneled reveals.

B] Clear and non-reflective glazing shall be used in street façade doors and transom sash.

Complies.

C] Accessibility to residential buildings is encouraged and can be obtained through the selection of an HME, entrance design, the placement of actual floor levels, and other design choices.

Not applicable.

303.8 Cornices

A] The design of a primary façade cornice and all its elements shall be based on the HME. In the event that the measurements of the HME are not readily attainable, the following will be used:

1) Crown molding if used must be a minimum of 5-¼" in height.

2) Dentil molding, if used must be a minimum of four inches (4") in height.

3) Decorative panels or other moldings may be used between brackets or corbels only to replicate the selected HME.

B] The space between brackets or corbels, and their height and proportions, shall replicate that of the HME.

The proposal is to replicate the cornice of the HME.

303.9 Roofs

A] The form of the roof must replicate the HME.

The form of the roof is similar to the HME in that it has a cross-gable in the front and a flat roof at the rear. However, the proportions of the gable do not follow the HME or any of the Harris Row houses.

B] Visible roof planes shall be uninterrupted with openings such as individual skylights, vents, pipes, mechanical units, solar panels, etc.

Complies.

C] Roofing Materials

1) Visible roofing material shall be limited to the following:

   (a) Slate,

   (b) Synthetic state where slate is used on the HME,

   (c) Asphalt or fiberglass shingles, standard three tab design of 23 pounds per square minimum construction,

   (d) Standing seam, copper or refinished sheet metal roofing only as gutters and ridges; all metal roofs are not allowed,

   (e) Plate or structural glass on an appendage.

2) Visible roofing material not permitted includes the following:

   (a) Wood shingles, or composition shingles resembling wood shingles or shakes

   (b) Roll roofing or roofing felts

   (c) Metal roofing

   (d) Vinyl or other polymeric roofing

   Undetermined at present.

D] Gutters and Downspouts

1) Gutters on the primary public façade must be incorporated into a cornice design based on an HME to the extent that the gutter is not visible as a separate element. No gutters can be placed across the primary public façade as individual elements. Gutters and downspouts shall be of one of the following materials:

   (a) Copper; painted or allowed to oxidize.

   (b) Galvanized metal, painted.

   (c) Aluminum; finished as a non-reflective factory-finish

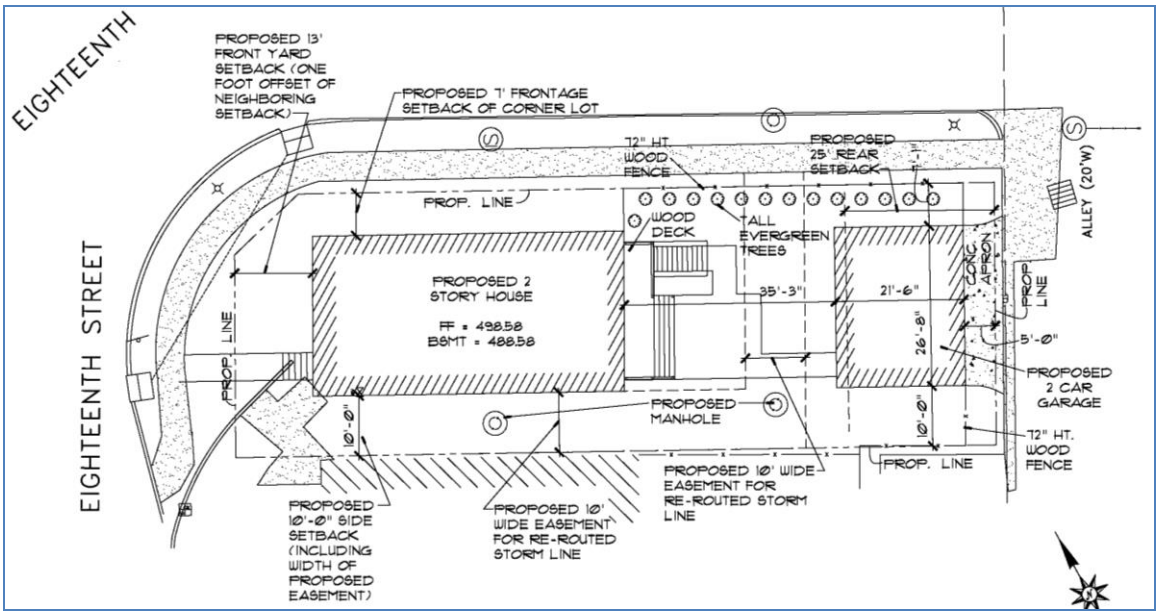
   Undetermined at present.

PRELIMINARY FINDINGS AND CONCLUSION:

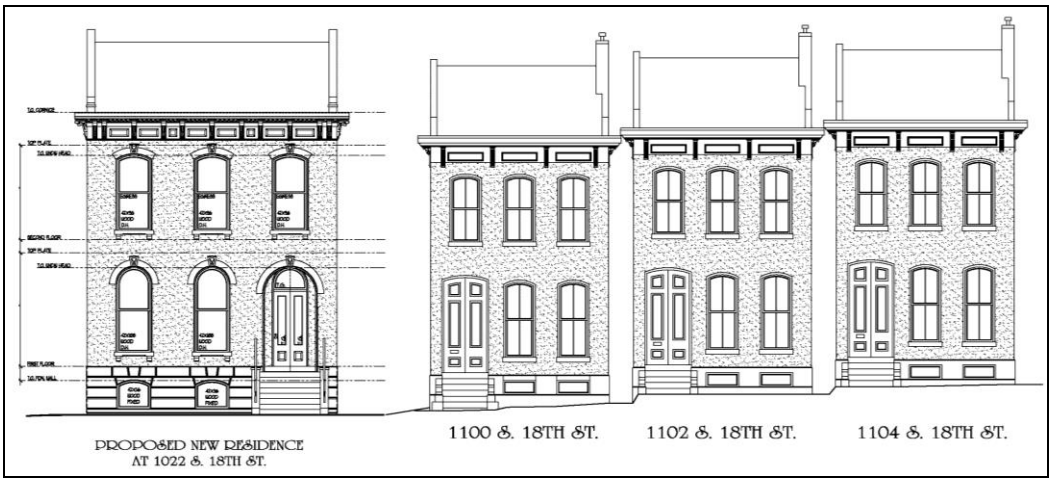
The Cultural Resources Office consideration of the criteria for new residential construction in the Lafayette Square Historic District Standards led to these preliminary findings:

- The proposed site for construction, 1022 South 18th Street, is located in the Lafayette Square Local Historic District.
- The proposed building will be on a prominent site in the center of the historic district and directly adjacent to Harris Row, a City Landmark.
- All elevations of the building will be visible from the street.
- The applicants have proposed a Historic Model Example for the new house which has been approved by the Cultural Resources Office.
- The proposed design has a number of deviations in detailing from the submitted HME.

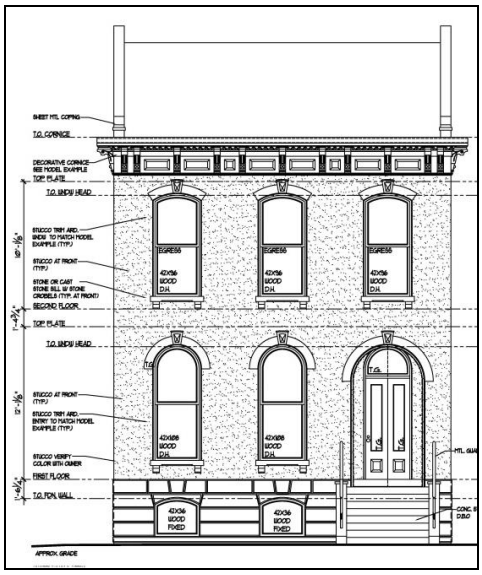
Based on the Preliminary findings, the Cultural Resources Office recommends that the Preservation Board grant preliminary approval to the design as currently presented with the condition that the cornice and foundation return and window arches and sills of the north elevation be revised to more closely follow the HME; that entry be detailed with an appropriate transom, transom bar and paneled reveals; and that the glass areas of the rear facade be screened with an appropriate 2-story porch.



SITE PLAN



STREETSCAPE ELEVATION



HISTORIC MODEL EXAMPLE

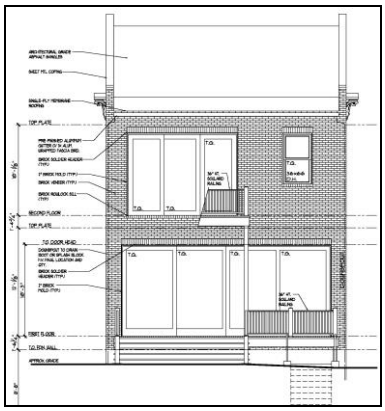
AT 920 LAMI

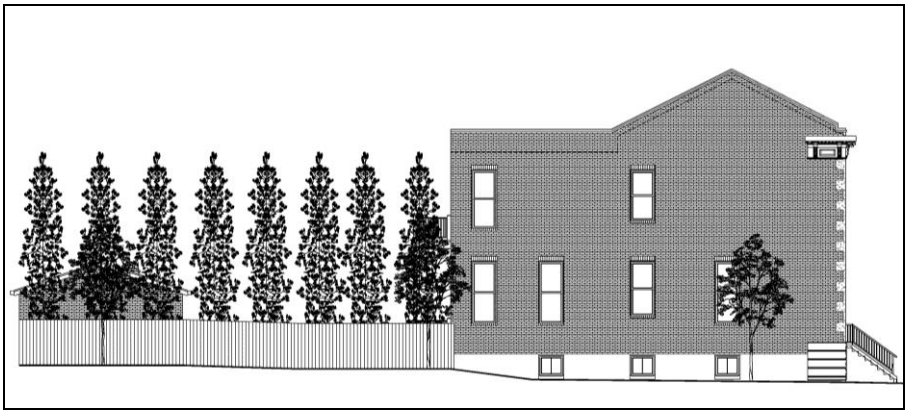
FRONT ELEVATION

NORTH ELEVATION AT LASALLE

DETAILS OF CORNICE AND FOUNDATION RETURNS

(HARRIS ROW ON RIGHT)





REAR ELEVATION

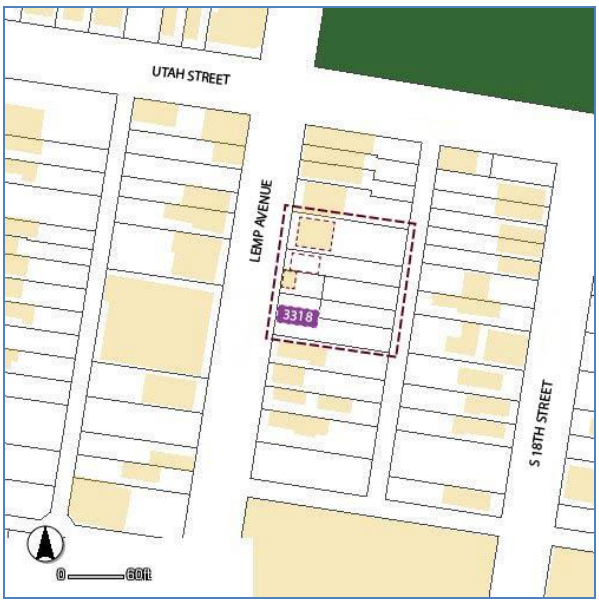
PROPOSED SCREENING FOR REAR ELEVATION

CITY OF ST. LOUIS
PLANNING & URBAN DESIGN AGENCY
CULTURAL RESOURCES OFFICE
LYDA KREWSON, Mayor

B.

DATE: April 22, 2019
ADDRESS: 3318 Lemp Avenue
ITEM: Preliminary Review: request for reconsideration of Preservation Board condition of preliminary approval
JURISDICTION: Benton Park Local Historic District — Ward 9
STAFF: Jan Cameron, Cultural Resources Office

PROJECT SITE AT 3318 LEMP AVENUE



OWNER/DEVELOPER:

Rubicon Corporation

ARCHITECT:

Curtiss W. Byrne Architect

STAFF RECOMMENDATION:

That the Preservation Board grant preliminary approval for the new construction, with the stipulation that final drawings, materials and colors be reviewed and approved by the Cultural Resources Office.

THE PROJECT

The Cultural Resources Office/Preservation Board is responsible for the review of new construction within the Benton Park Local Historic District. This project is a revision to a plan originally granted Preliminary Approval by the Preservation Board, which included constructing a new single-family house. The applicant seeks to revise the side elevations of the single family house by reducing the amount of brick and using cementitious siding in its place.

RELEVANT LEGISLATION:

Excerpt from Ordinance #67175, Benton Park Historic District:
ARTICLE 3: NEW BUILDINGS

301 Public and Semi-Public Facades of New Construction
The Public and Semi-Public Facades of new construction shall be reviewed based on a Model Example taking into consideration the following:

301.6 Facade Material and Material Color

1. Finish materials shall be one of the following:
    1. For walls:
        1. Kiln-fired brick (2-1/3" by 8" by 3-5/8")
        Comment: Brick within the Benton Park Historic District is typically laid in a running bond with natural grey, white or red mortar. Typical joints include concave, struck and v-groove. Most brick within the Benton Park Historic District is red or orange with only minor variations in coloration.
        2. Stone common to the Benton Park Historic District.
        3. Scored stucco and sandstone.
        4. 4" lap wood siding or vinyl siding which appears as 4" wood siding based on a Model Example.

Complies. 3318 Lemp will have a brick front façade; side elevations will have brick returns, with the remainder of the façade sheathed in composite lap siding.

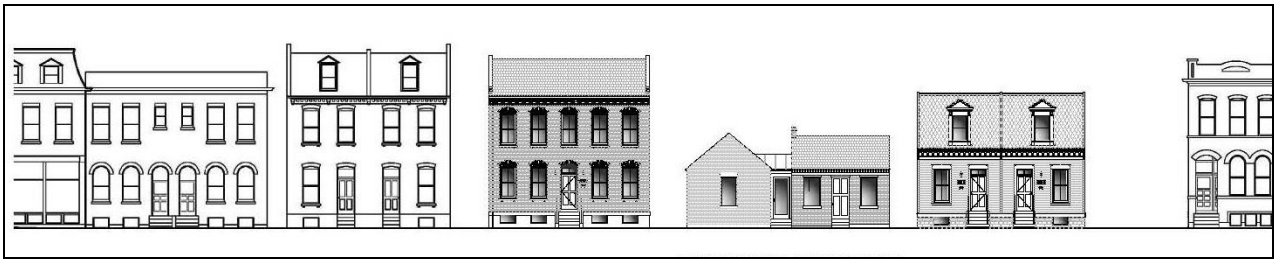
PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resources Office's consideration of the criteria for new residential construction in the Benton Park Historic District Standards led to these preliminary findings:

- The proposed site for construction, 3318 Lemp Avenue, is located in the Benton Park Local Historic District.

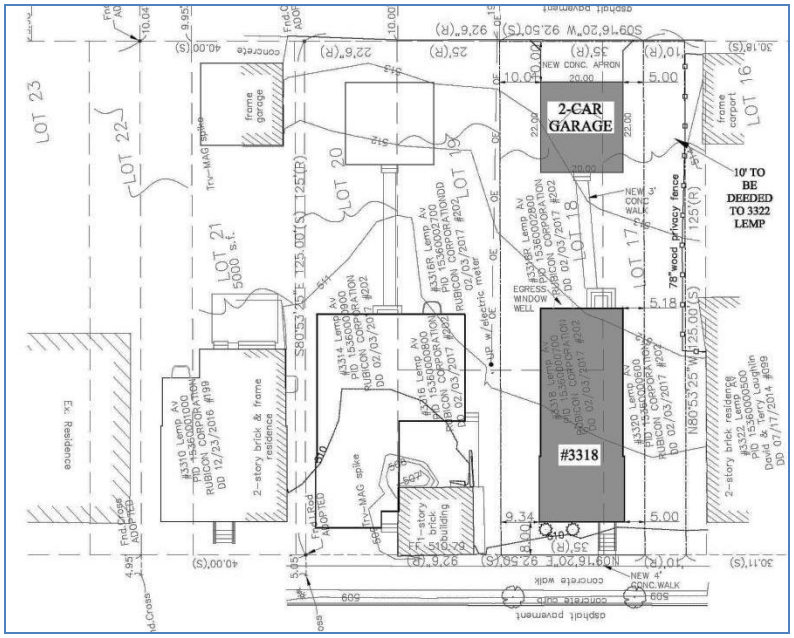
- The revised design complies with historic districts standards for new construction in Site, Mass, Scale and Façade materials.
- The revised design does not comply with the standards for Model Example, Proportion and Ratio of Solid to Void.

Based on the Preliminary findings, the Cultural Resources Office recommends that the Preservation Board grant preliminary approval for the new construction, with the stipulation that the brick returns on each side elevation be increased; that small windows on the north elevation be redesigned; and that final drawings, materials and colors are reviewed and approved by the Cultural Resources Office.

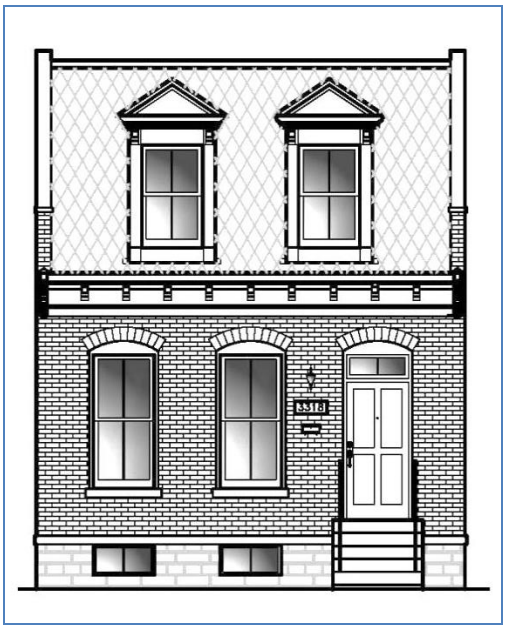


ORIGINALLY SUBMITTED STREETSCAPE PROPOSAL

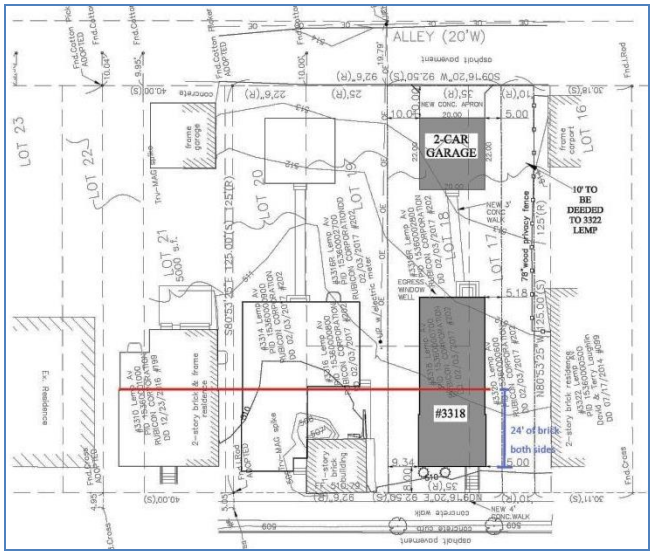
BOARD APPROVED STREETSCAPE



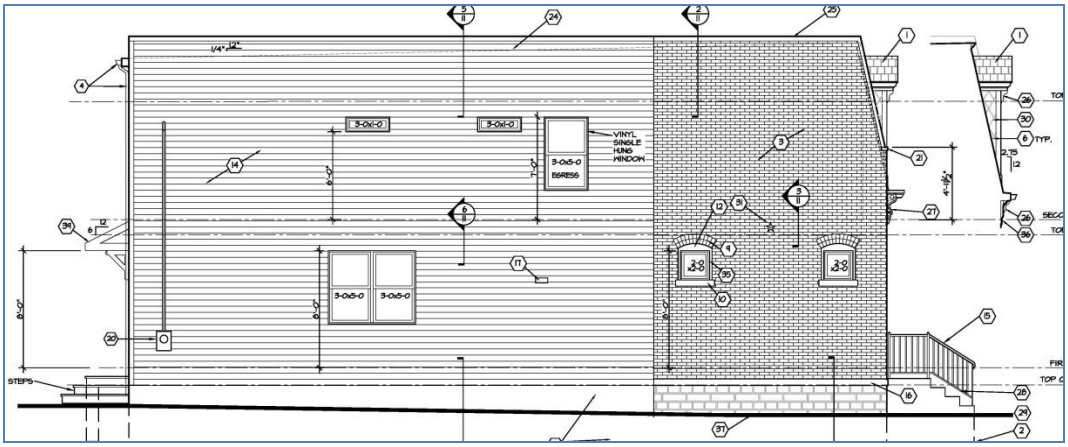
SITE PLAN



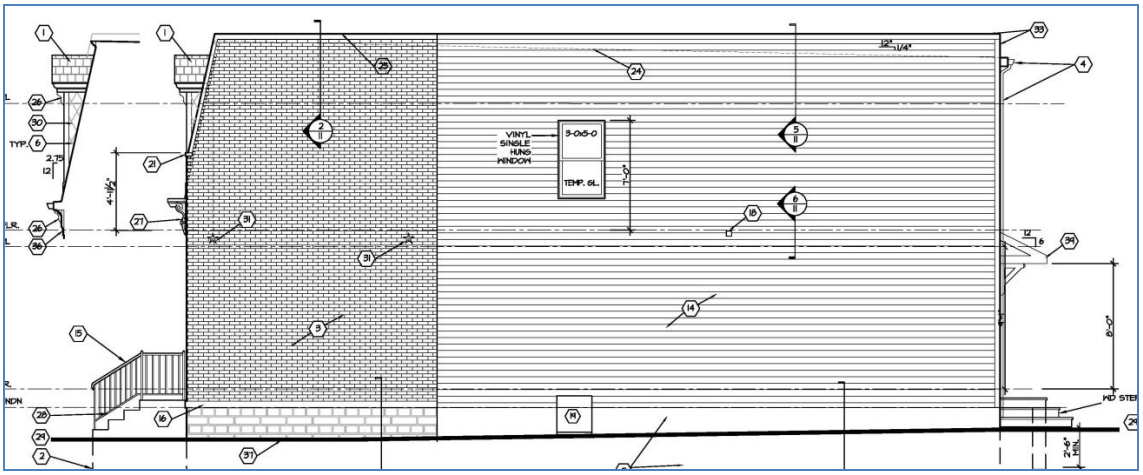
3318 LEMP FRONT FACADE



PROPOSED 25-FOOT RETURNS



SIDE ELEVATIONS WITH APPROXIMATE EXTENT OF ADDITIONAL BRICK PROPOSED



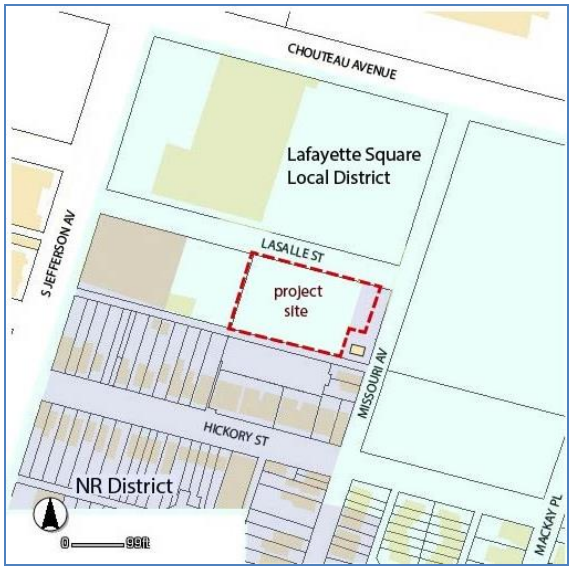
SOUTH ELEVATION

CITY OF ST. LOUIS
PLANNING & URBAN DESIGN AGENCY
CULTURAL RESOURCES OFFICE
LYDA KREWSON, Mayor

C.

DATE: April 22, 2019
ADDRESS: 2300 LaSalle Street
ITEM: Preliminary Review: Construct Mixed-Use Building
JURISDICTION: Lafayette Square Local Historic District — Ward 6
STAFF: Daniel Krasnoff, Cultural Resources Office

2300 LaSalle Site



OWNER & APPLICANT:
D & R Building Group, LLC
Joseph and A.J. Adewunmi

RECOMMENDATION:
That the Preservation Board grant preliminary approval to construct the mixed- use building with final design details completed in coordination with Cultural Resources Office staff.

THE PROPOSAL:

The Cultural Resources Office and the Preservation Board have jurisdiction over new construction in the Lafayette Square Local Historic District. The proposal is to construct a five story building, with commercial uses on the first floor and stacked townhouses above. The design is based upon 1107 Mississippi Avenue, but is not a replication. The design environment for the building will mostly be contemporary buildings, once vacant parcels to the north and east are built-out.

RELEVANT LEGISLATION:

Excerpt from Lafayette Square Historic District Ordinance #69112:

305 Residential, Commercial & Mixed-Use New Construction with Historic Context

305.1 Infill Residential or Mixed-Use New Construction on Infill Sites:
The context of the built environment surrounding the site of infill new construction will determine how the proposed new building is compatible. Buildings on infill sites should have compatible floor heights, overall height, fenestration patterns, and other particular features of the Historic District.

The site at LaSalle and Missouri is near two historic structures—one a stone building remnant to the south on Missouri, that may be rebuilt, and the other a medium-scaled industrial building to the west at Jefferson and LaSalle. However, most of the surrounding area is characterized by are very large, empty lots that will be filled in the future with new buildings.

305.2 An HME, from the period before 1898 is required for Infill, Mixed-Use construction.

The HME is an industrial building at 1105 Mississippi.

305.3 New construction of combined commercial and residential property of more than six units total is deemed commercial and shall use an historic commercial block existing in the City that was built before 1898.

The proposed building fits this description and complies.

305.4 New non-residential construction should be ADA accessible.

Complies.

305.5 Site Planning For Non-Residential New Construction on Infill Sites

A] Alignment and Setback

1) New non-residential construction at in-fill locations shall have a primary façade parallel to such façades of adjacent buildings and shall have the same set back from the street curb.

Complies.

2) In the event that the infill site is located between two existing buildings with different alignments to the street or setbacks, the building alignment and setback that is more prevalent within the block front, or an adjacent block front, shall be used.

Not applicable.

3) New non-residential buildings on large development sites where there are no existing historic buildings shall have a common alignment based on the historic pattern of an adjacent block.

Not Applicable.

4) In all new non-residential and mixed-use construction, the primary façade shall contain an entrance.

Complies.

5) There shall be a sidewalk along all public streets. The sidewalk shall align with adjacent sidewalks in terms of distance from the curb.

Complies.

6) The sidewalks shall be exposed aggregate or brick. Smooth or brushed finish concrete shall be prohibited.

Comment: New and refurbished public sidewalks must be a minimum of 4 feet wide and have a cross slope that provides an accessible route.

Detail to be evaluated when design details are considered.

7) Ancillary buildings shall be placed to be the least visible from public streets.

Not applicable.

8) The existing grades of a site shall not be altered beyond minor grading to affect water runoff.

Complies.

9) New curb cuts are prohibited for non-residential construction on large infill sites.

Complies.

305.6 Massing and Scale for Non-Residential New Construction In-Fill

A] The massing of new non-residential and mixed -use construction on infill sites shall be compatible with buildings in the vicinity and similar to buildings of the type in the district, i.e., a two-story commercial block shall have a similar scale and massing, or appear to have, as existing buildings of that type in the district's comparable historic period block.

Complies. The only historic building to which the new building must relate is west of the site, at Jefferson and Missouri. It is a large historic structure with an industrial building massing, not like the small-scale residential buildings typical of Lafayette Square.

B] The floor-to-ceiling height of the first floor of non-residential new construction in infill sites shall be a minimum ten feet, and the second story floor floor-to-ceiling height shall be a minimum of nine feet.

Complies.

C] No new non-residential or mixed-use buildings with adjacent buildings shall be taller than three stories.

Comment: "Adjacent" refers to 'next to," "neighboring,", or "adjoining."

Complies. The proposed building has only the adjacent stone building remnant to relate to. The building remnant is very low scale and the new building is appropriate for such a significant open site where it will be constructed, at LaSalle and Missouri. The industrial building at Missouri and Jefferson is equivalent to a three-story building. Although the new five-story building is taller, there is significant separation between the two structures.

305.7 Proportions and Solid to Void Ratio in Non-Residential New Construction

A] The proportions of new construction on infill sites shall be comparable to those of adjacent buildings

Complies.

B] The total area of windows and doors in the primary public facade of new non-residential construction on an infill site shall be within 15 percent of that of the average of adjacent buildings.

Not applicable.

305.8 Exterior Materials and Color in Non-Residential New Construction

A] Visible public façade foundations on an infill site building must be

1) Stone or simulated stone;
2) Scored or cast concrete that simulates load- bearing masonry mortar joints; or
3) Shall be painted.

Complies.

B] The primary public façades of new non-residential construction shall be brick.

1) Brick shall be a pressed face brick with a smooth finish and a dark red color with only minor variations in color. No brick façade will display re-used brick of varying colors and shades and the façade brick color and brick color and mortar color shall be based on a HME.

Complies.

2) Ornamental brick, stone or cast-stone lintels, cornices, sills and decorative bands or panels shall be part of the building elements and refer to an HME.

Complies.

C] The material of the secondary façade(s) shall be brick.

Complies, brick covers the majority of secondary facades.

D] Siding of vinyl, aluminum, fiber cement material, metal paneling or wood of any type, style, or color is prohibited on any façade that will be visible from the street.

Mostly complies—there are some horizontal corten steel panels that are used in the design, but are not a primary building material.

305.9 Windows in Non-Residential and Mixed-Use New Construction Infill

A] The fenestration pattern in non-residential new construction shall reflect common patterns in the district, in terms of percentage of voids to solids and vertically-oriented rectangular window openings. The operation of the window sash is not regulated.

Complies.

B-F] **Window details will be reviewed based upon final design details.**

305.10 Roofs of Non-Residential New Construction

A] Roofs of new non-residential construction shall be flat or pitched and shall not have any unusual, attention-getting form. Visible roof planes shall be uninterrupted with openings such as individual skylights or with solar panels.

Complies.

B] Visible roofing materials shall be asphalt, slate, composite or fiberglass shingles.

Not applicable.

C] Vents, pipes, and mechanical units shall not be visible.

Will be reviewed based upon final design details.

D] Cornices shall include elements of a HME.

Does not comply. The HME requirement for a site with so little context does not require replication of design elements.

500 General Parking Area Design Standards

These standards apply to parking lots containing greater than ten (10) parking spaces. Any new or existing parking lot that is enlarged, repaved or otherwise altered shall meet these standards for location, landscaping and screening.

500.1 General Parking Constraints

A] The off-street, outdoor parking lot shall not dominate the site. It shall have minimal visual impact and shall, as much as possible, be located behind or adjacent to the related building.

Complies.

B] The number of driveways and curb cuts at the street shall be strictly limited. Access to parking lots from alleys is always preferred.

Complies.

C] A minimum of 10% of any parking lot area shall be landscaped.

Note: For purposes of calculating required parking lot landscaping, parking lot areas are deemed to include parking and loading spaces as well as aisles, vehicle entry and exit areas and any adjacent paved areas. Parking lot areas does not include enclosed vehicle storage areas.

Complies.

D] The parking lot shall contain landscape islands at each end of each row of parking spaces and between every six (6) consecutive parking spaces. The island shall have an interior dimensions of at least 9' x 19'. An island shall contain one (1) fifteen (15) gallon size tree.

Mostly complies. Parking islands are slightly smaller than the required 9-foot width.

E-F] **Details to be evaluated when design details are considered.**

500.2 Parking Types

Complies.

500.3 Required Elements

Detail to be evaluated when design details are considered.

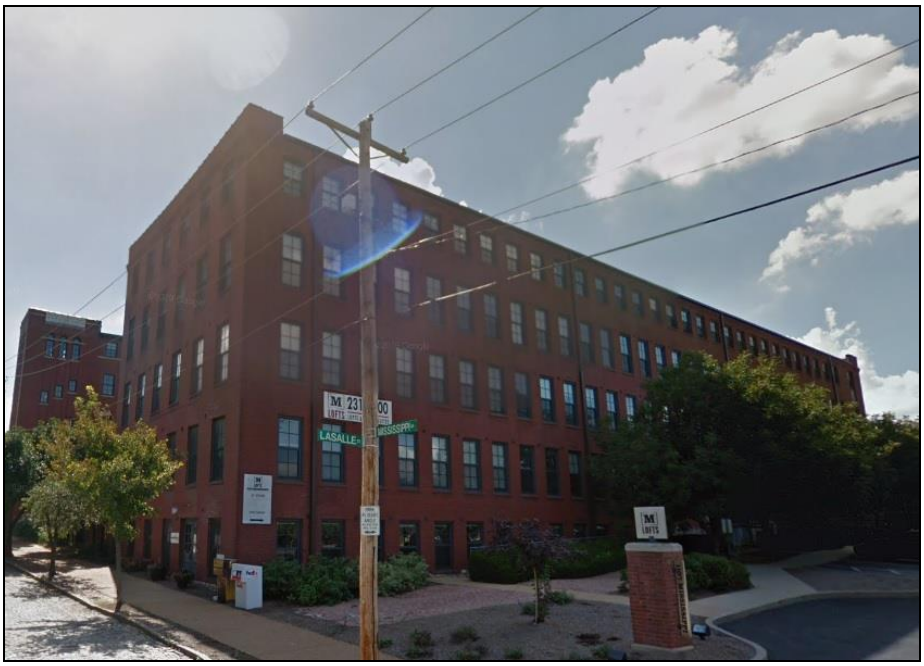
PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resources Office consideration of the criteria for new construction in the Lafayette Square Standards led to these preliminary findings:

- 2300 LaSalle Street is located in the Lafayette Square Local Historic District.
- The project requires an historic model example but does not require replication
- Due to the low number of historic structures and the natural slope of the neighborhood, with the higher ground to the south, the five story height is appropriate
- With a few exceptions, none of them significant, the proposed mixed use structure complies with the recently revised historic district standards

Based on the Preliminary findings, the Cultural Resources Office recommends that the Preservation Board grant preliminary approval to construct the mixed- use building with final design details completed in coordination with Cultural Resources Office staff.

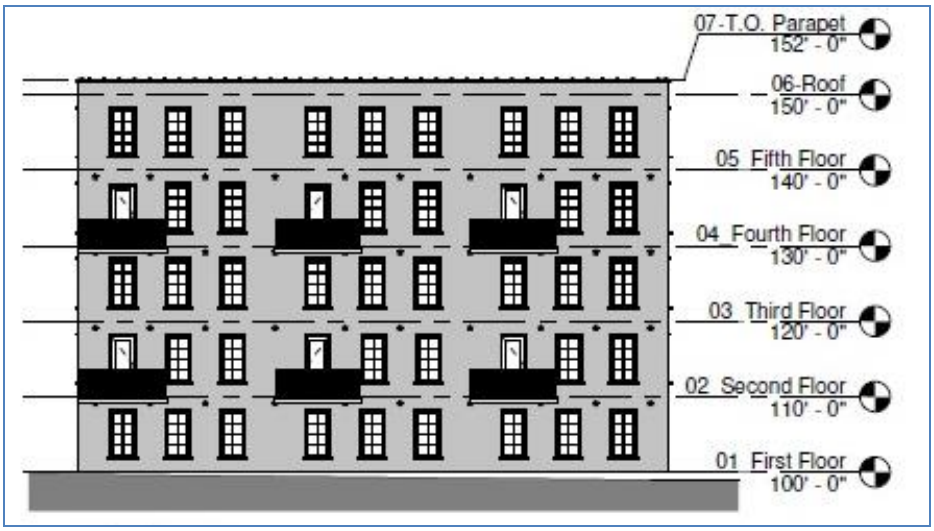
PERSPECTIVE OF NORTH ELEVATION



HISTORIC MODEL EXAMPLE: MISSISSIPPI LOFTS AT 1107 MISSISSIPPI

2300 LASALLE – SITE PLAN

2300 LASALLE – NORTH ELEVATION



2300 LASALLE – EAST ELEVATION

2300 LASALLE – SOUTH ELEVATION

2300 LASALLE WEST ELEVATION